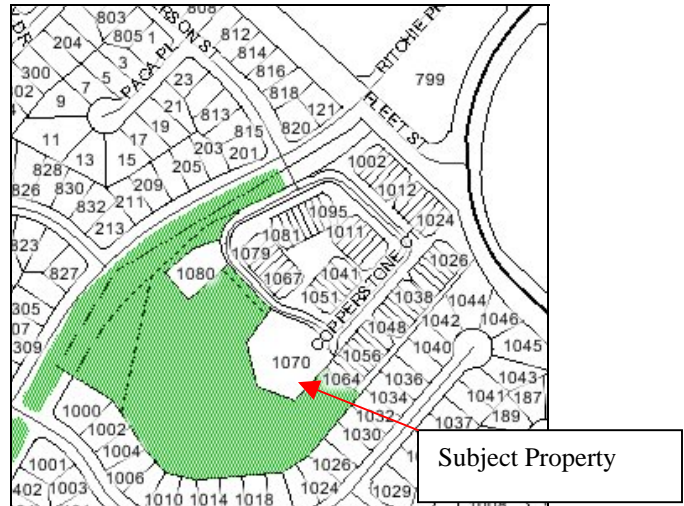


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
September 18, 2008
MEETING NO. 2008-08**

APPLICATION: HDC2008-00445
ADDRESS: 1070 Coperstone Ct.
ACCEPTED: September 5, 2008
45 DAY LIMIT: October 22, 2008
OWNER: Gaithersburg
Emergency Housing,
Inc.
REQUEST: Construct storage
shed
STAFF: Jeff Winstel



STAFF RECOMMENDATION:

Staff recommends approval of new shed construction given the following findings:

HDC2008-00445 is consistent with the City of Rockville Technical Guide #16: Accessory Structures. The proposed shed is located in the rear yard, is detached from the main building, is discernible as a product of its own time, and is compatible with the scale, height, size, mass and proportion of the main house. The proposed new construction is consistent with the Secretary of the Interior's Standards #9: New construction will not destroy historic fabric, is differentiated from the old and is compatible with the historic property, and Standard #10: New construction will be undertaken in such a manner that if removed in the future will leave the property unimpaired.

BACKGROUND:

Previous Requests:

HDC2002-00208 --Repair/replace windows, eaves, soffit, doorframes. This case was referred to Maryland Historical Trust and their recommendation was sent to applicant.

Property Area: 38,027 Square feet.

Structure Area: 5,440 Square feet

Zone: R-60

Development Standards: Accessory buildings are required to have a 20-foot setback from abutting side street, 3 feet setback from abutting land and 3 feet setback from the rear lot line. Maximum rear yard coverage is 25% of the total lot and the accessory building is not to exceed 1 story in height and be no greater than 15 feet in height. The proposed shed meets all of the required development standards. The shed will be approximately 74 square feet (10 feet x 7.4 feet) and will not require footers.

City of Rockville Permits Required:

HDC Certificate of Approval

BACKGROUND

Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

- **Contributing
Non-Contributing**

Significance:

Fannie and Hal Dawson built the second Dawson Family homestead after they returned from South Dakota, where Hal Dawson was a successful merchant, cattleman and developer. Rather than enlarging and repairing the adjacent 1874 house, they chose a nearby hill on which to locate a new dwelling for the family. Fannie drew the plans herself, and brought a Mr. Lance from Des Moines, Iowa to build the house. The new house was completed in 1913 and the Dawsons moved out of the adjacent 1872 Victorian house, which they leased until 1981.

Hal enlarged the farm by purchasing the adjacent Jones farm and a portion of the Carter farm, increasing the acreage to almost 500. Large new barns and stables were built and a new well dug. At first, he experimented with the western cattle and horses, and then concentrated on milk cows, pigs and chickens. The primary crops were wheat, corn and alfalfa.

The 1912 farmhouse is four-bay by seven bays. The 2 ½ story T-shaped structure sits on a hill. The house has a poured concrete foundation with white, stuccoed walls. The house is predominately Craftsmen featuring wide overhanging eaves, exposed rafter ends and 3/1 sash windows. Eclectic design elements include the curved Spanish parapet wall over the steps and half timbering in the gables.

Views of the Affected Resource:



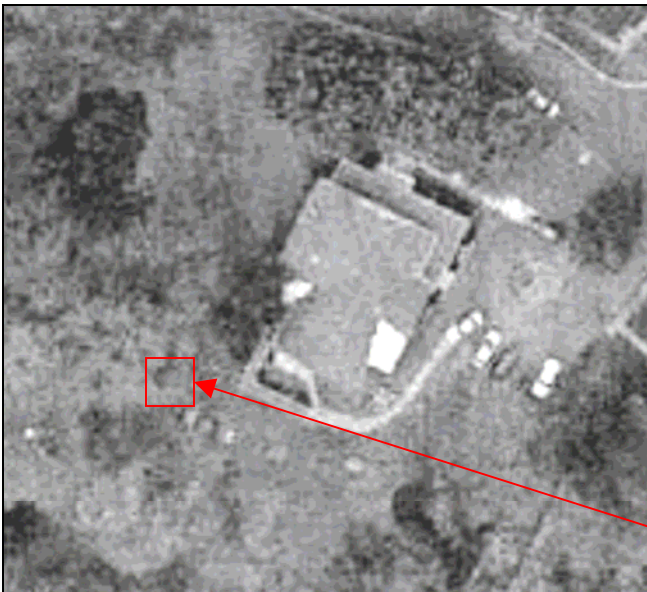
1912 Dawson Farmhouse



Northwest elevation and existing shed, view from the street



Rear yard and proposed location of new shed –ghosted in shed not-to-scale



Existing shed

DISCUSSION OF THE PROPOSED PROJECT:

The Impact of the proposed shed to environmental setting on the existing historic character of the district.

The proposed shed will be exactly the same as the existing wood shed with the gambrel roof and double doors. The shed will be constructed by volunteers and be located immediately to the right of the existing storage shed.

The existing shed is set in the wooded perimeter of the property and is located in the rear. As shown above, the existing shed is barely visible from the road and the proposed shed will also not adversely impact the historic resource's environmental setting.

The proposed shed is wood and measures 89 inches (7.4 feet) x 120 inches (10 feet) and has a height of 124 inches (10.3 feet).

MATERIALS:

The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The shed will be constructed of wood and painted white with green trim. The materials will be compatible with the house and environmental setting.

COMPLIANCE WITH GUIDELINES:

The City of Rockville Technical Guideline #16: Accessory structures.

Attachments:

Application